ANNEX A

Table A(1)(a): Nov 2026 BTO Flat Supply and Pricing Details

Project	Estimated Waiting Time @ (months)	Flat Type	Estimated Floor Area * (sqm)	Estimated Internal Floor Area ^ (sqm)	No. of Units	Indicative Price Range # (Excluding Grants)
Standard Projects						
Sembawang Anchor ~	34	2-room Flexi	40	38	92	$156,000 - $203,000
		2-room Flexi	48	46	241	$178,000 - $245,000
		3-room	69	66	96	$274,000 - $348,000
		4-room	93	90	464	$312,000 - $428,000
		5-room	113	110	417	$479,000 - $614,000
Plantation Dew ^^	38	2-room Flexi	40	38	42	$131,000 - $166,000
		2-room Flexi	48	46	136	$158,000 - $207,000
		3-room	69	66	84	$266,000 - $317,000
		4-room	93	90	168	$339,000 - $445,000
		5-room	113	110	252	$494,000 - $626,000
		3Gen	121	115	28	$551,000 - $637,000
Chencharu Acres	39 / 41	2-room Flexi	40	38	84	$151,000 - $191,000
		2-room Flexi	48	46	308	$177,000 - $224,000
		3-room	69	66	84	$297,000 - $355,000
		4-room	93	90	462	$353,000 - $428,000
		5-room	113	110	644	$484,000 - $604,000
Plus Projects						
Bayshore Sails	44	2-room Flexi	38 - 40	36 - 38	322	$208,000 - $292,000
		2-room Flexi	48	46	568	$272,000 - $360,000
		3-room	67	64	90	$409,000 - $526,000
		4-room	90	86	657	$580,000 - $758,000
Bayshore Oasis	38	2-room Flexi	40	38	87	$230,000 - $298,000
		2-room Flexi	48	46	260	$261,000 - $378,000
		4-room	90	86	508	$559,000 - $786,000
Merpati Meadow	39	2-room Flexi	40	38	33	$253,000 - $300,000
		2-room Flexi	48	46	134	$306,000 - $378,000
		4-room	89	86	271	$545,000 - $726,000
Prime Project						
Toa Payoh Hillside	45	CCA ## (40-yr Lease)	39	36	256	$151,000 - $192,000
		2-room Flexi	40	38	156	$243,000 - $322,000
		2-room Flexi	49	46	436	$301,000 - $400,000
		4-room	90	86	428	$558,000 - $796,000
		4-room (with balcony)	93	89	156	$619,000 - $832,000

Note:

1) @ Estimated Waiting Time refers to the estimated length of time successful applicants have to wait for the delivery of their BTO project. It is computed from the median month of flat selection exercise of this sales launch to the median of the projected completion month of the blocks within this project.

2) * Refers to the estimated area of the whole apartment, comprising the internal floor area and the air-conditioner ledge.

3) ^ Refers to the estimated area of the apartment computed based on the centre line of the apartment wall.

4) # Unless otherwise stated, the indicative price range of the flats are based on 99-year leases. Actual prices may vary based on the actual attributes of the flats at the time of selection.

5) ~ Prices at Sembawang Anchor include the costs of floor finishes, internal doors and sanitary fittings, which are provided in the flats. The selling prices without these items are $153,000 to $200,000 for 2-room Flexi (Type 1) flats, $175,000 to $242,000 for 2-room Flexi (Type 2) flats, $268,000 to $341,000 for 3-room flats, $304,000 to $419,000 for 4-room flats and $469,000 to $605,000 for 5-room flats.

6) ^^ For white flat layout, the flat price will be reduced by $6,000 for 3-room flats, $8,600 for 4-room flats and $9,000 for 5-room flats.

7) ## CCA prices include costs of pre-installed senior-friendly fittings and features, and do not include the costs of the mandatory Basic Service Package and optional services.

COMPARISON OF NEW FLATS AND RESALE COMPARABLES NEARBY

Table A(1)(b): Prices of Sembawang Anchor (Excluding Grants) and Resale Comparables Nearby

Flat Type	Sembawang Anchor (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	$156,000 - $245,000 (40 sqm - 48 sqm)	$370,000 - $400,000 (47 sqm)
3-room	$274,000 - $348,000 (69 sqm)	$500,000 - $528,888 (69 sqm)
4-room	$312,000 - $428,000 (93 sqm)	$588,888 - $635,000 (93 sqm)
5-room	$479,000 - $614,000 (113 sqm)	$760,000 - $823,000 (113 sqm - 116 sqm)

Note:
* Inclusive of air-conditioner ledge.
# The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 93 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(c): Prices of Plantation Dew (Excluding Grants) and Resale Comparables Nearby

Flat Type	Plantation Dew (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	$131,000 - $207,000 (40 sqm - 48 sqm)	$322,500 - $388,000 (37 sqm - 47 sqm)
3-room	$266,000 - $317,000 (69 sqm)	$475,000 - $532,000 (67 sqm)
4-room	$339,000 - $445,000 (93 sqm)	$570,888 - $705,888 (92 sqm)
5-room	$494,000 - $626,000 (113 sqm)	$729,888 - $858,000 (112 sqm)

Note:
* Inclusive of air-conditioner ledge.
# The remaining leases for 2-room, 3-room, 4-room and 5-room resale comparables are about 91 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(d): Prices of Chencharu Acres (Excluding Grants) and Resale Comparables Nearby

Flat Type	Chencharu Acres (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	$151,000 - $224,000 (40 sqm - 48 sqm)	-
3-room	$297,000 - $355,000 (69 sqm)	$470,000 - $530,000 (68 sqm)
4-room	$353,000 - $428,000 (93 sqm)	$548,000 - $660,000 (93 sqm)
5-room	$484,000 - $604,000 (113 sqm)	$660,000 - $775,000 (113 sqm)

Note:
* Inclusive of air-conditioner ledge.
# There are no comparable 2-room resale flats nearby. The remaining leases for 3-room, 4-room and 5-room resale comparables are about 90 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(e): Prices of Bayshore Sails (Excluding Grants) and Resale Comparables Nearby

Flat Type	Bayshore Sails (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	$208,000 - $360,000 (38 sqm - 48 sqm)	-
3-room	$409,000 - $526,000 (67 sqm)	$662,000 - $705,000 (62 sqm - 69 sqm)
4-room	$580,000 - $758,000 (90 sqm)	$905,000 - $985,000 (87 sqm - 97 sqm)

Note:
* Inclusive of air-conditioner ledge.
# There are no comparable 2-room resale flats nearby. The remaining leases for 3-room and 4-room resale comparables are about 82 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(f): Prices of Bayshore Oasis (Excluding Grants) and Resale Comparables Nearby

Flat Type	Bayshore Oasis (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	$230,000 - $378,000 (40 sqm - 48 sqm)	-
4-room	$559,000 - $786,000 (90 sqm)	$905,000 - $985,000 (87 sqm - 97 sqm)

Note:
* Inclusive of air-conditioner ledge.
# There are no comparable 2-room resale flats nearby. The remaining leases for 4-room resale comparables are about 82 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(g): Prices of Merpati Meadow (Excluding Grants) and Resale Comparables Nearby

Flat Type	Merpati Meadow (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	$253,000 - $378,000 (40 sqm - 48 sqm)	-
4-room	$545,000 - $726,000 (89 sqm)	$920,000 - $1,100,000 (93 sqm - 96 sqm)

Note:
* Inclusive of air-conditioner ledge.
# There are no comparable 2-room resale flats nearby. The remaining leases for 4-room resale comparables are about 92 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.

Table A(1)(h): Prices of Toa Payoh Hillside (Excluding Grants) and Resale Comparables Nearby

Flat Type	Toa Payoh Hillside (Estimated Floor Area*)	Transacted Prices of Resale Flats#
2-room Flexi	$243,000 - $400,000 (40 sqm - 49 sqm)	-
4-room	$558,000 - $796,000 ^ (90 sqm)	$820,000 - $1,200,000 (93 sqm)

Note:
* Inclusive of air-conditioner ledge.
# There are no comparable 2-room resale flats nearby. The remaining leases for 4-room resale comparables are about 91 years. The differences in attributes between the resale comparables and the new flats should be taken into account when making a comparison.
^Selling prices are based on units without balconies.

Table A(1)(i): Indicative Price Range for 2-Room Flexi Flats (Excluding Grants)

Project	Lease Tenure (Year)	2-Room Flexi Scheme	
		2R Flexi (Type 1) - 38 / 40 sqm	2R Flexi (Type 2) - 48 / 49 sqm *
Standard Projects			
Sembawang Anchor ~	15	$54,000 - $70,000	$62,000 - $84,000
	20	$65,000 - $83,000	$73,000 - $100,000
	25	$73,000 - $94,000	$83,000 - $113,000
	30	$80,000 - $103,000	$91,000 - $124,000
	35	$86,000 - $111,000	$97,000 - $133,000
	40	$91,000 - $117,000	$103,000 - $141,000
	45	$95,000 - $123,000	$108,000 - $148,000
	99	$156,000 - $203,000	$178,000 - $245,000
Plantation Dew	15	$44,000 - $56,000	$53,000 - $69,000
	20	$53,000 - $67,000	$64,000 - $83,000
	25	$60,000 - $76,000	$72,000 - $94,000
	30	$66,000 - $83,000	$79,000 - $104,000
	35	$71,000 - $89,000	$85,000 - $111,000
	40	$75,000 - $95,000	$91,000 - $118,000
	45	$78,000 - $99,000	$95,000 - $124,000
	99	$131,000 - $166,000	$158,000 - $207,000
Chencharu Acres	15	$51,000 - $64,000	$59,000 - $75,000
	20	$61,000 - $77,000	$71,000 - $90,000
	25	$69,000 - $87,000	$81,000 - $102,000
	30	$76,000 - $96,000	$89,000 - $112,000
	35	$82,000 - $103,000	$95,000 - $121,000
	40	$86,000 - $109,000	$101,000 - $128,000
	45	$91,000 - $114,000	$106,000 - $134,000
	99	$151,000 - $191,000	$177,000 - $224,000
Plus Projects			
Bayshore Sails	15	$70,000 - $98,000	$91,000 - $120,000
	20	$84,000 - $117,000	$109,000 - $144,000
	25	$95,000 - $133,000	$124,000 - $164,000
	30	$104,000 - $146,000	$136,000 - $180,000
	35	$112,000 - $157,000	$147,000 - $194,000
	40	$119,000 - $167,000	$155,000 - $206,000
	45	$125,000 - $175,000	$163,000 - $216,000
	99	$208,000 - $292,000	$272,000 - $360,000
Bayshore Oasis	15	$77,000 - $100,000	$87,000 - $126,000
	20	$92,000 - $120,000	$105,000 - $151,000
	25	$105,000 - $136,000	$119,000 - $172,000

	30	$115,000 - $149,000	$131,000 - $189,000
	35	$124,000 - $161,000	$141,000 - $204,000
	40	$131,000 - $171,000	$149,000 - $216,000
	45	$138,000 - $179,000	$156,000 - $226,000
	99	$230,000 - $298,000	$261,000 - $378,000
Merpati Meadow	15	$85,000 - $100,000	$102,000 - $126,000
	20	$102,000 - $120,000	$123,000 - $151,000
	25	$116,000 - $137,000	$140,000 - $172,000
	30	$127,000 - $150,000	$153,000 - $189,000
	35	$137,000 - $162,000	$165,000 - $204,000
	40	$145,000 - $172,000	$175,000 - $216,000
	45	$152,000 - $180,000	$183,000 - $226,000
	99	$253,000 - $300,000	$306,000 - $378,000
Prime Project			
Toa Payoh Hillside	15	$81,000 - $108,000	$101,000 - $134,000
	20	$98,000 - $129,000	$121,000 - $160,000
	25	$111,000 - $147,000	$137,000 - $182,000
	30	$122,000 - $161,000	$151,000 - $200,000
	35	$131,000 - $174,000	$162,000 - $215,000
	40	$139,000 - $184,000	$172,000 - $228,000
	45	$146,000 - $193,000	$180,000 - $239,000
	99	$243,000 - $322,000	$301,000 - $400,000

Note:
1) * Inclusive of air-conditioner ledge.
2) Prices exclude housing grants for first-timers, resale levy for second-timers and additional payments (if any).
3) Actual prices will vary based on the attributes of each flat.
4) ~ Prices include the costs of floor finishes, internal doors and sanitary fittings, which are provided in the flats.
5) Eligible Singapore Citizens and their spouses (if applicable) aged 55 and above can choose a short lease of between 15 and 45 years, in five-year increments, for the 2-room Flexi flat. The lease chosen must be able to cover all buyers and their spouse (if any) till at least 95 years old.

Table A(1)(j): Indicative Price Range for Community Care Apartments

Project	Lease Tenure (Year)	CCA 39 sqm *
Prime Project		
Toa Payoh Hillside	15	$88,000 - $112,000
	20	$106,000 - $135,000
	25	$120,000 - $153,000
	30	$132,000 - $168,000
	35	$142,000 - $181,000
	40	$151,000 - $192,000
	45	$158,000 - $201,000

Note:
1) * Inclusive of air-conditioner ledge.
2) Actual prices will vary based on the attributes of each flat.
3) CCA prices include costs of pre-installed senior-friendly fittings and features, and do not include the costs of the mandatory Basic Service Package and optional services.